

NATIONAL PARK SERVICE
STATE REVIEW SHEET
Historic Preservation Certification Application--Part I

B-1458

Property: GRAYSTONE BUILDING, 1300 ST. PAUL STREET, BALTIMORE, MD.

Historic District: MOUNT VERNON HISTORIC DISTRICT

6-9-86 date initial application received by State

6-13-86 date additional information

8-4-86 date complete information received by State

requested by State

date of this transmittal to NPS

Inspection of property by State staff? no ☒ yes date: 1-22-86

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

☐ There is insufficient documentation to evaluate the property adequately. The application is missing the following items: _____

Reasonable efforts, described below, have been made to obtain this information. Copies of the information requests are enclosed.

1 This property involves:

- ☐ Extensive loss of historic fabric
☐ Substantial alterations over time
☐ Preliminary determination of listing
for district
for individual property

- ☐ Obscured or covered elevation(s)
☐ Moved property
☐ State recommendation inconsistent with NR documentation
☐ Recommendation different than the applicant's request

☒ DETERMINATION OF SIGNIFICANCE TO DISTRICT

Complete one section below as appropriate.

(1) ☒ The property ☒ contributes ☐ does not contribute to the historic significance of this district in:

☒ location ☒ design ☒ setting ☒ materials ☒ workmanship ☒ feeling and association
Property is mentioned in the NR documentation in Section page

(2) ☐ For properties less than 50 years old:

- ☐ the historical merits of the district (the periods and areas of significance) are documented in the National Register nomination form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
☐ the strong historical or architectural merit of this property as described in the National Register nomination form or district documentation on file justifies its certification as contributing.
☐ there is insufficient justification to consider this property contributing to the district on the basis of its individual architectural or historical merits or the significance of the district does not extend up to and including the latest 50 year period.

Briefly explain how Standard (3) applies to this property's individual merits or its significance in relationship to the significant qualities and characteristics of the district.

(3) For preliminary determinations:

A. The status of the nomination for the property/historic district:

- ☐ Nomination has already been submitted to State review board, and if reviewed by the board, nomination will be forwarded to the NPS within a reasonable period of time. (Draft nomination is enclosed.)
☐ Nomination was submitted to the NPS on _____.
☐ Nomination will be submitted to the State review board within twelve months.
☐ Nomination process likely will be completed within thirty months.
☐ Other; explain: _____

B. Evaluation of the property:

- ☐ Property ☐ is individually eligible and meets National Register Criteria for Evaluation
☐ Property is located within a potential registered district that meets National Register Criteria for Evaluation
☐ A ☐ B ☐ C ☐ D Exceptions:

(4) The property is located in a registered district, is outside the period(s) and/or area(s) of significance as documented in the NR nomination and:

- ☐ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
☐ does not appear to contribute to the period(s) and/or area(s) of significance of the district.

3

Complete sections below for all properties:

Description of district including the period(s) and area(s) of significance as described in the National Register documentation or documentation on file (except for preliminary determination of individual listing).

THE MOUNT VERNON HISTORIC DISTRICT ENCOMPASSES SOME FORTY CITY BLOCKS IMMEDIATELY SURROUNDING AND NORTH OF MOUNT VERNON PLACE. THE DISTRICT CONSISTS OF MANSION HOUSES, TOWNHOUSES, EARLY LUXURY APARTMENTS, MONUMENTS, INSTITUTIONS OF ART AND LEARNING AND CHURCHES. THERE IS A DIVERSITY OF BUILDING TYPES, STYLES, AND USES THAT FEATURE A GRAND SCALE, HIGH DEGREE OF DECORATION, AND CLASSICAL ELEGANCE. RENAISSANCE REVIVAL, ITALIANATE, SECOND EMPIRE, GREEK REVIVAL, QUEEN ANNE AND RICHARDSONIAN ROMANESQUE STYLE TOWN HOMES CAN BE FOUND THROUGHOUT THE DISTRICT.

Period(s) of significance: 19th & 20th Section page .

Description of the property documenting current condition. THIS PROPERTY CONSISTS OF A FOUR STORY STONE STRUCTURE WITH THE FOURTH FLOOR UNDER A FRAME MANSARD ROOF. THE DECORATIVE STONE FACADE IS IN EXCELLENT CONDITION, HOWEVER, THE BUILDING HAS RECENTLY SUFFERED A FIRE WHICH CAUSED ISOLATED DAMAGE TO THE SECOND FLOOR & THIRD FLOORS AND FOR THE MOST PART, DESTROYED THE ROOF STRUCTURE. THE INTERIOR CONSISTS OF A CENTRAL STAIRCASE WITH APARTMENTS SITUATED TO THE RIGHT AND LEFT OF IT. MANY ARCHITECTURAL FEATURES REMAIN THROUGHOUT, INCLUDING ORIGINAL WINDOW SASH, WINDOW TRIM, DOOR SVEROUNDS, DECORATIVE PLASTER & MANTELS, ALL IN GOOD CONDITION EXCEPT WHERE FIRE DAMAGE OCCURRED.

Retains sufficient integrity? ☒ Yes ☐ No

Statement of significance of the property

THIS RICHARDSONIAN ROMANESQUE STRUCTURE IS AN EXCELLENT EXAMPLE OF THE GRANDER TOWNHOMES FOUND IN THE MT. VERNON HISTORIC DISTRICT. IT OCCUPIES A PROMINENT CORNER LOCATION AND ITS SCALE, SIZE, USE OF MATERIALS AND WORKMANSHIP MAKE IT PARTICULARLY SIGNIFICANT TO THE DISTRICT.

4

State Official Recommendation:

This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.

☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposed in accordance with the Tax Treatment Extension Act of 1980.

☐ The property does not contribute to the significance of the above-named district.

☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

☐ The property appears to contribute to the significance of a:

☐ potential historic district which appears to meet the National Register Criteria For Evaluation and will likely be nominated.

☐ registered historic district but is outside the period(s) and area(s) of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.

☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent setting case ☐ Forwarded without recommendation

Date: 8-11-86

State Official Signature: 

RECEIVED

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

JUN 9 1986

NPS Office Use Only

Project Number:

MARYLAND HISTORICAL

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Graystone Building
Address of property: 1300 St Paul Street
City Baltimore County _____ State Md. Zip Code 21202
Name of historic district: Mount Vernon National Register Historic District.

☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Edwin N. Stretch Title Consultant
Street 137 Welcome Alley City Baltimore
State Maryland Zip 21201 Telephone Number (during day): 301 539 3142

4. Owner:

Name K & M Partnership
Street 801 Light Street City Baltimore
State Maryland Zip 21230 Telephone Number (during day): 301 962 0478

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature K & M Partnership
by Steve A. Murray G.P. Date 5/10/86
Social Security Number or Taxpayer Identification Number [REDACTED]

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

B-1458

Graystone
Property Name
1300 St Paul Street
Property Address
K & M Partnership
Owner Name/Social Security or Taxpayer ID Number

Project Number:

5. Description of physical appearance:

This property consists of a stone facade on a corner location. The height is four stories with three in stone and the fourth under a frame mansard roof. On the south there are two bays on the first, second and third floor with a double dormer at the roof. On the St Paul Facade there is a distinct entry bay flanked by two semi-circular three story bays. A Porch with a bay of double windows above is located on the north end of the St. Paul Facade. The semi-circular bays each have three windows on each floor. The first floor is heightened by the use of transoms above the windows of the bay and the same element is employed over the windows on the south facade. The entrance is covered by a porch, thrust out at the second story. The same bay at the second floor has a recessed porch bifurcated by a stone column. This porch has two windows. The same bay at the third floor comes back into the plane of the wall with two windows which are embellished in stone. Stone carries up into the mansard and is capped with a triangulated pediment. This bay has two windows at the fourth floor. The north end of this east facade has a porch on the first floor, again employing a single stone column at its center. Pairs of windows above carry into a double dormer at the roof. The north facade is brick with one opening per floor onto a metal fire escape. There is also a fire escape on the south facade.

Date of Construction: 1890 Source of Date: ATLAS OF BALTIMORE, SANDBORN MAPS

Date(s) of Alteration(s):

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance:

This structure is situated on a corner in an area of historic, large scale victorian residences. Its scale, size, material and style typify the historic district that is this part of St. Paul Street.

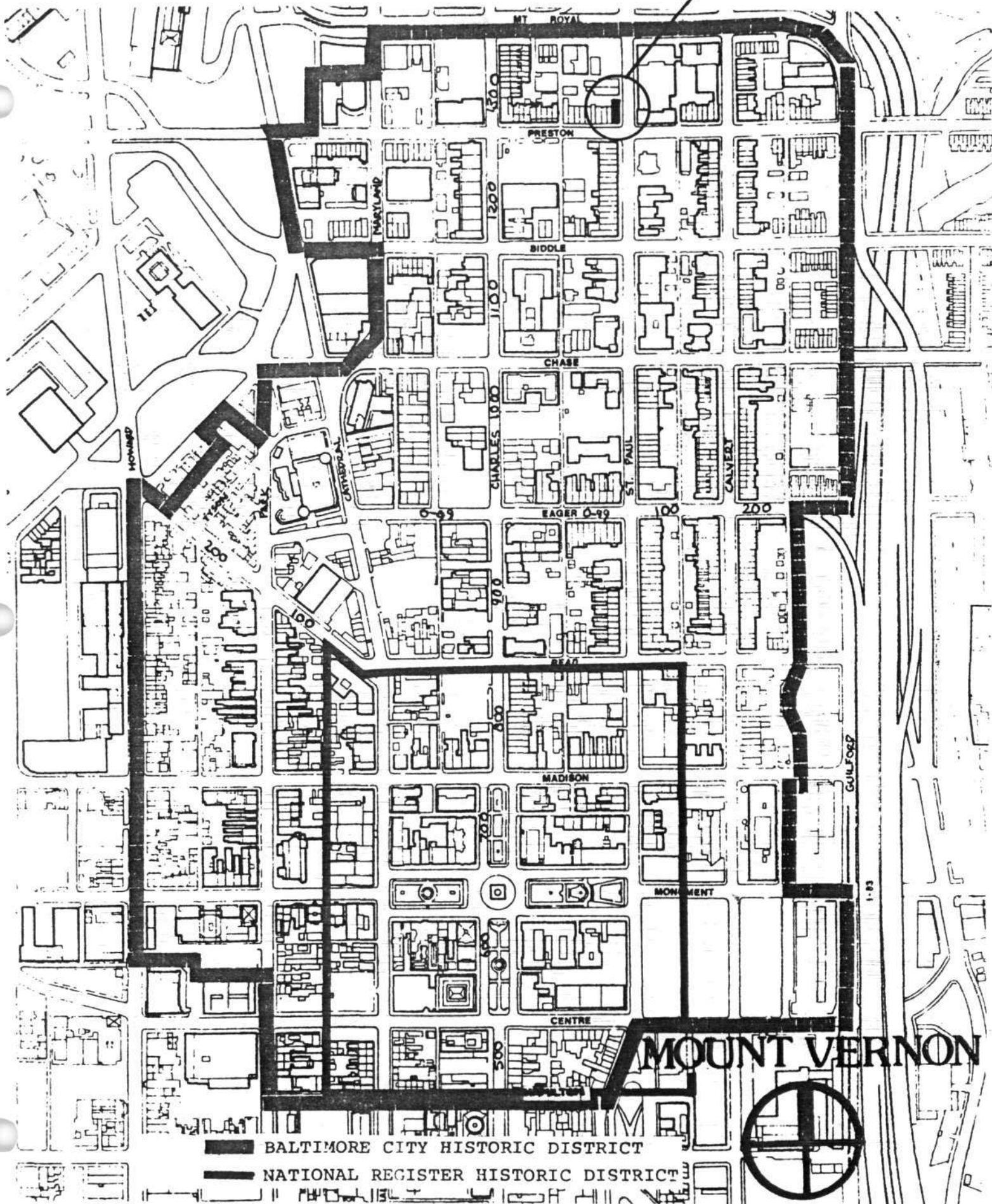
7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☐ yes ☒ no

B-1458

1300 ST. PAUL ST.

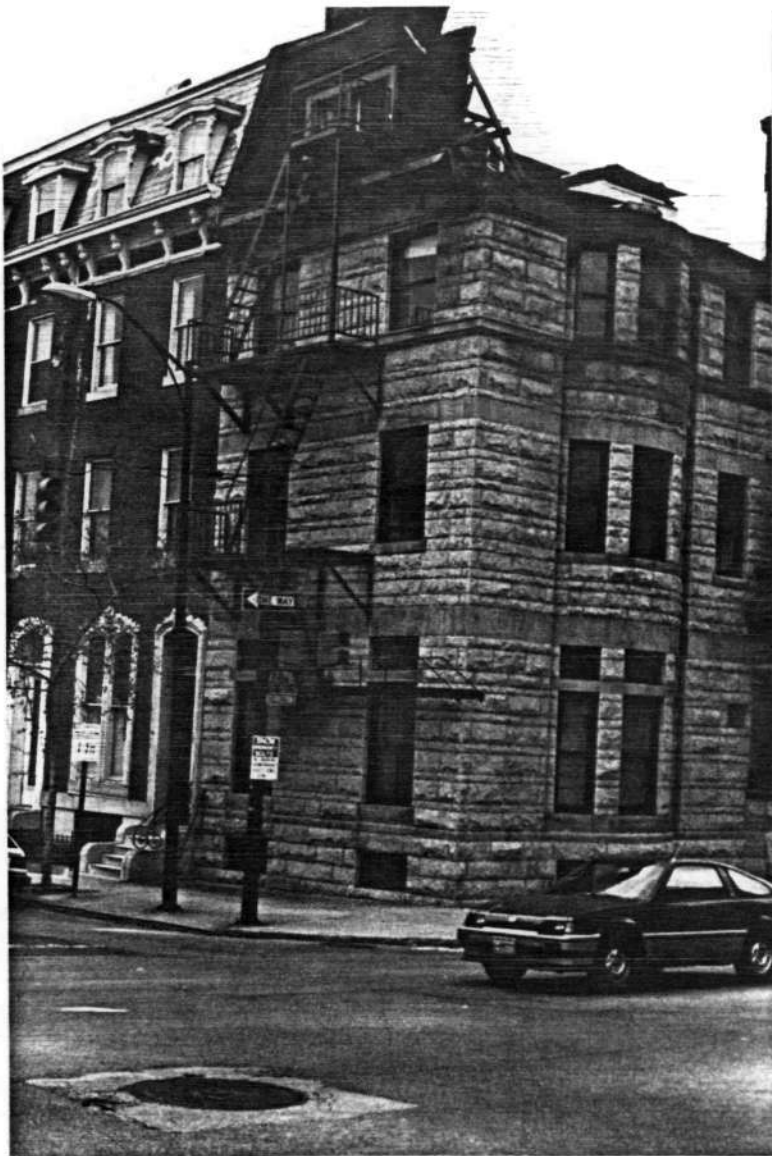


BALTIMORE CITY HISTORIC DISTRICT

NATIONAL REGISTER HISTORIC DISTRICT

MOUNT VERNON

May 1986
1300 St. Paul Street
Baltimore, Maryland B-1458
K & M Partnership
Photo no.1
Corner elevation looking
from south-east.



MARYLAND HISTORICAL TRUST WORKSHEET

MAG #

0414585904

466

B-1458

NOMINATION FORM

for the

NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME				
COMMON: 1300 St. Paul Street				
AND/OR HISTORIC:				
2. LOCATION				
STREET AND NUMBER: 1300 St. Paul Street				
CITY OR TOWN: Baltimore				
STATE: Maryland		COUNTY:		
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		STATUS
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object		<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment				
<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum				
<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific				
<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)				
<input checked="" type="checkbox"/> Comments Apartments				
4. OWNER OF PROPERTY				
OWNER'S NAME: Meyer Kimmelman et.al.				
STREET AND NUMBER: 325 N. Howard Street				
CITY OR TOWN: Baltimore		STATE: Maryland		21201
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC: Records Office, Room 601				
STREET AND NUMBER: Baltimore City Courthouse				
CITY OR TOWN: Baltimore		STATE: Maryland		21202
Title Reference of Current Deed (Book & Pg. #): RHB 3257-372				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY: City of Baltimore Neighborhood Survey				
DATE OF SURVEY: 1975 <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS: Commission for Hist. & Arch. Pres.				
STREET AND NUMBER: Room 900, 26 S. Calvert Street				
CITY OR TOWN: Baltimore		STATE: Maryland		21202

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

This four story high, four bay wide rowhouse, with its stone water table and stone exterior walls is located on the corner of the block. It has a mansard roof, one stone chimney on the right bay side, and a metal cornice. There are seven steps that lead to the arched doorway with transom, which is located on the second left bay. The first story has two sets of rectangular bay windows with transoms (one set of windows inset with a balcony), flat stone lintels and stone sills. The second story has two sets of rectangular bay windows without transoms. One set of windows inset with a balcony, the other set regular. The third story has two sets of rectangular bay windows one set regular one set flat with attached columns. The fourth story or dormer has a pitch roof, and two sets of bay windows. This building has truly remarkable stonework and decorations. Pillars, lintels, floral caps, stone faces and floral designs enrich the main facade. The decorations are concentrated on the second bay from left. The stone pillars are located on the second floor balcony and on the windows of the third and fourth floor. The running stone partitions which divide the stories are also decorated.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☐ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | osophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

This block at the northern border of the Mt. Vernon area was one of the latest to be developed. It features a lively variety of late 19th century architectural styles and one amusing early 20th century eclectic structure.

Except for the Little Tavern, the gas station and the 2 commercial buildings on Mt. Royal Avenue, they all appear in the 1896 Bromley Atlas. The earliest group of houses, in a simple version of the Second Empire style, are 20-36 E. Preston Street. (c.1875) The houses at 2-18 E. Preston are in an urban variant of Queen Anne and probably date from the late 1880's, as do the group of houses 1301 - 1321 N. Charles Street, which are in a Richardsonian Romanesque style. Unfortunately, both these groups of elaborate buildings have been drastically altered on the first and sometimes the 2nd floors. The corner house, 1323 N. Charles, is a much simpler version of a late 19th century rowhouse. The house at 1300 St. Paul is intricately detailed with foliage and grotesque masks in the Richardsonian Romanesque manner. Two more individual townhouses appear at 1302 and 1304 St. Paul Street. Both are built in a restrained version of the late 19th century Renaissance Revival Style. Mt. Royal Avenue is more commercial in character. The early 20th century Towne Building is notable for its blend of "Hollywood Spanish" and Venetian detailing. This side of the block is disrupted by a parking lot and a gas station.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification: 22' 3" by 87'

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: PLANNING ASSISTANTS	
Mrs. Cleora Thompson, Neighborhood Survey Coordinator	
ORGANIZATION	DATE
Commission for Hist. & Arch. Pres.	9/19/75
STREET AND NUMBER:	
Room 900, 26 S. Calvert Street	
CITY OR TOWN:	STATE
Baltimore	Maryland
	21202

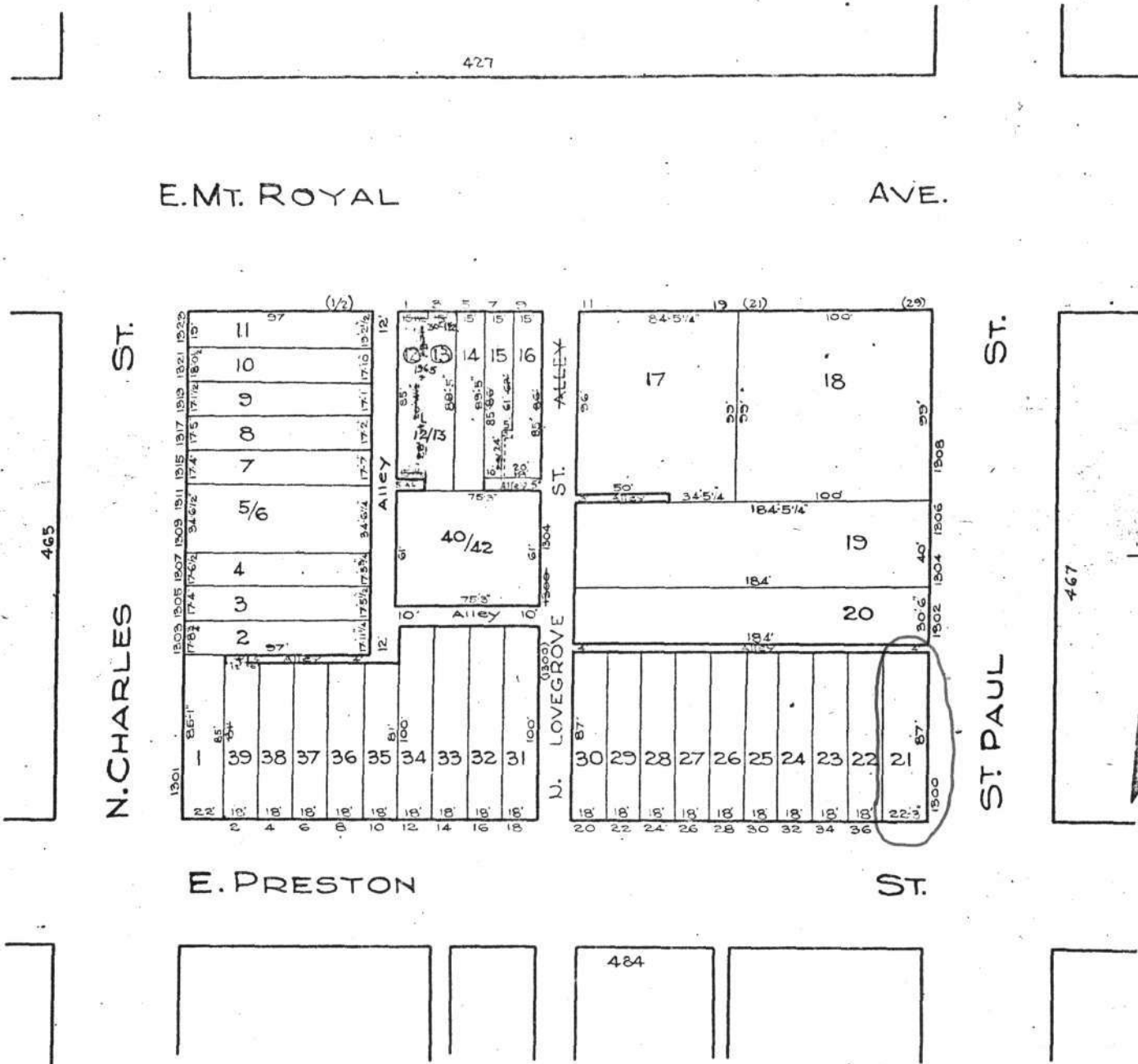
12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature _____

RELEVANCE
 Dug Lot Super 0.6. 0.7. 0.8.
 Lots 15, 16 PER APP. 3927 C.O. 1841.
 LOTS 12/13 CONSD PER D.O. C. SH 9335
 LOT 40/42, Ho Ho. Ch. PER E.L.D. C. SH. 9626-A.



TRACED BY *Moorehead*
 LETTERED BY *W. L. R. R. R.*
 CHECKED BY *R. L. R. R.*
 (Signature)

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF PLANS & SURVEYS
 PROPERTY LOCATION DIVISION
 WARD 11 SECTION 1
 BLOCK 466
 SCALE 1"=100' DATE 10-1-1911

GIS data Courtesy of the City of Baltimore, MOIT/EGIS





B-1458

1300 ST. PAUL